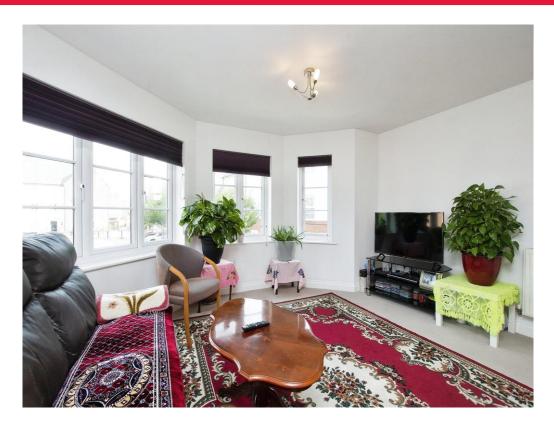


Connells

Hambrook Court Shears Drive Amesbury Salisbury

Hambrook Court Shears Drive Amesbury Salisbury SP4 7XT





Property Description

A first floor apartment set in a prime location within minutes of the A303 and Salisbury. A popular pub restaurant and large Co-op store are within 150 yards and there are lovely walks close by.

Communal Entry Phone

Entry phone and stairs to first floor.

Living Room

19' 4" max x 17' 7" max (5.89m max x 5.36m max)

Large bay with views.

Kitchen

13' 2" max x 7' 4" (4.01m max x 2.24m)

Comprising a single drainer sink unit with mixer taps, range of wall and base level units, built in oven, inset gas hob unit with glass and steel hood over, space for washing machine, further appliance space.

Master Bedroom

15' 8" max x 11' (4.78m max x 3.35m)
Built in wardrobes, side aspect.

Ensuite

Comprising a double shower cubicle, pedestal wash hand basin and WC.

Bedroom Two

11' 2" x 8' 5" (3.40m x 2.57m)

Side aspect.

Bathroom

Comprising a panel enclosed bath with shower, pedestal wash hand basin and WC, tiled surrounds.

Outside

Allocated Parking.

















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This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Unit 3 23 Salisbury Street AMESBURY SALISBURY SP4 7AW

view this property online connells.co.uk/Property/ABY308204

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

Tenure: Leasehold





1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

EPC Rating: B